



MICHAEL R. PENCE, Governor
STATE OF INDIANA

INDIANA DEPARTMENT OF HOMELAND SECURITY
302 West Washington Street
Indianapolis, IN 46204

COMMISSION MEETING MINUTES

Indiana Fire Prevention and
Building Safety Commission
Government Center South
302 W. Washington Street
Indianapolis, Indiana 46204
Conference Center Room B

March 1, 2016

Pursuant to IC 22-12-2-6, the Indiana Fire Prevention and Building Safety Commission's regular monthly meeting was opened by Chairman Hawkins at 9:02 a.m. on March 1, 2016.

(a) Commissioners present at the Commission meeting:

Ron Brown
Gregory Furnish
Kevin Goeden, representing the Commissioner, Department of labor
John Hawkins, Chairman
Todd Hite, representing the commissioner, Department of Health
James Jordan
Matt Mitchell
Patrick Richard
Jessica Scheurich
Craig Von Deylen

(b) Commissioners not present at the Commission meeting;

James Hoch

(c) The following departmental and support staff were present during the meeting;

Legal and Code Services

Dean Illingworth, State Building Law Compliance Officer
Denise Fitzpatrick, Code Specialist
Todd Stearns, Code Specialist
Beth Sutor, Secretary
James Schmidt, Deputy Attorney General



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Chairman Hawkins recognized Rodney Johnson, Greenwood Fire Department, and Ron Ritchey, Lafayette Fire Department, naming them as two who gave freely of their own time to serve on numerous code committees and attending many meetings, as they retired.

2. Old Business

Chairman Hawkins called for any corrections or a motion for approval of the February 2, 2016 minutes. Commissioner Brown moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

3. Third Party Approval

Radco
3220 E. 59th Street
Long Beach, California 90805

Kevin Troy, Fire and Building Code Enforcement, introduced the application and recommended approval. Commissioner Mitchell moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

4. Ordinances

Building Ordinance No. 812
Ogden Dunes, Indiana

Dean Illingworth, State Building Law Compliance Officer, introduced the ordinance, and recommended it be tabled. He noted that there were many issues out of the normal bounds of the Commission which need to be researched. Following discussion of the timeframe allowed by statute, it was decided it should be denied. Commissioner Richard moved to deny, with the second by Commissioner Von Deylen. It was voted upon and carried.

5. Request for Revocation of Garvin Industrial Associates variance 10-02-14

It was noted that a new variance had been filed and was listed later on the agenda. Chairman Hawkins suggested this be tabled. Commissioner Von Deylen moved to table, with the second by Commissioner Mitchell. It was voted upon and carried.

6. Variances

Tabled variances

A/B variances

15-02-01(a)(b) Overlook Notre Dame Building 3, South Bend – incomplete

16438(a)(b) Vincennes U. Science/Engineering/Math Center, Vincennes – incomplete

16581(a)(b) Caito Foods, Indianapolis – incomplete

16588(a)(b)(c)(d) IU-Ivy Tech Arts & Life Sciences Bldg, Gary – incomplete

Commissioner Von Deylen moved to table the incomplete applications. Commissioner Richard made the second. It was voted upon and carried.

C/D/NVR variances

15-11-03 Sheridan Ave. Use Change, Sheridan

No proponent was present to answer questions. Following discussion, Commissioner Mitchell moved to deny due to the substance of the variance. Commissioner Hite made the second. It was voted upon and carried.

15-11-44 Anson Senior Living, Zionsville

The proponent had requested to be tabled until the April 5, 2016 meeting. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

15-12-32(a)(b) Library Square, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to omit electrical receptacles under the kitchen island counter and several other specific sites identified on the plans provided. As well as the cost involved, he stated that the receptacles called out were in locations which were neither convenient nor practical. Following discussion, Commissioner Brown moved to deny, with the second by Commissioner Mitchell. It was voted upon by show of hands, and was carried with a 6 to 2 count. Commissioner Von Deylen abstained.

16-01-25 Approval of Existing Elevator, Terre Haute

The proponent was not present to answer questions about the code which was cited on the application. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

16-01-42 Georgia Reese, Indianapolis

No proponent was present to answer questions. Commissioner Von Deylen moved to deny due to all grounds of substance of the variance, with the second by Commissioner Mitchell. It was voted upon and carried.

16-02-01 Camp Crosley Infirmary, North Webster

Joseph Dowdle, GEA Architects, and Jud Matsenbacher, YMCA Board member, spoke as proponents. The request was to omit sprinklers in the infirmary of the facility, which is on a well and only used ten weeks out of the year. The proponents noted that they would be adding a door to each bedroom of the slab on grade building so that each would have an exit directly to the exterior. Fire and smoke alarms are also to be added. Following discussion, Commissioner Von Deylen moved to approve with the condition that the alarm be a full NFPA 72 fire alarm system. Commissioner Scheurich made the second. It was voted upon and carried with one nay.

16-02-03 Golden Corral, Ft. Wayne

Joseph Morgan, National Restaurant Designers, spoke as proponent. The request was to omit the hood over their smoker, which meets the 2015 Mechanical Code requirements. There is no open flame with the smoker, and is not considered an extra heavy duty cooking appliance. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Richard. It was voted upon and carried.

16-02-27 Hanna Avenue Real Estate, Indianapolis

Tim Callas, J&T Consulting, spoke as proponent. A railroad spur inside the building affects the travel distance to the exterior for a portion of the building. The request was to allow 500 feet travel distance, in lieu of the code compliant 400 feet. The building is protected by an ESFR system, and the employees are familiar with the tracks. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

16-02-41 Kelly Miller Circus, Covington

Dave Williams, Kelly Miller Circus, spoke as proponent. The request was to be allowed to park trucks close to the tent. The tent is tied off to the trucks to increase the stability of the bigtop, and thereby increasing the safety of the audience. Following discussion of the schedule, inspections, and the location of the trucks, Commissioner Von Deylen moved to approve with the condition that the variance is for the calendar year of 2016, and that a schedule is submitted with the A&E permit each year. Commissioner Jordan made the second. It was voted upon and carried.

16-02-43(a)(b) The Barn on Boundary, Eaton

Cynthia Hunter, architect, and Kristy Smoot, owner, spoke as proponents. A 1928 barn is being converted to an event center with an A-2 occupancy. Variance (a) was a request to omit sprinklers and variance (b) was to omit restrooms inside the facility, and to allow the use of portable restroom trailers behind the barn. A structural engineer had evaluated the structure and the report had been submitted. A Chapter 34 evaluation had been done, but they had missed passing by 3.1 points in the Fire Safety column. Chairman Hawkins noted the code cite for variance (a) was incorrect, needing to be from 3412.6.6. The proponents had intended to use the second floor for the wedding ceremony with an occupancy limit of 95 persons. The reception was to be held on the first floor, with access to the hayloft blocked after the ceremony. Concerns were raised about the load being spread evenly on the second floor, and the recommended pounds per square foot which had been submitted by the structural engineer. Following discussion, Commissioner Richard moved to table to allow the proponent to correct the issues with the application. Commissioner Von Deylen made the second. It was voted upon and carried. Variance (b) was to be allowed to use restroom trailers. The Health Department did not object. A portable toilet would be provided to meet accessibility requirements. Following discussion, Commissioner Richard moved to deny, with the second by Commissioner Von Deylen. It was explained to the proponent that they may request it be tabled. The proponent requested it be tabled since they had to return next month for (a). Commissioner Richard withdrew his motion. Commissioner Von Deylen then moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

16428 Harlan Bakeries Fresh Pack Warehouse, Avon – incomplete

16500 Everest Excavating, Warsaw – incomplete

16555 2929 Carlson Dr., Hammond - incomplete

16601 Hoops, Frankfort – incomplete

Commissioner Von Deylen moved to table the incomplete variance applications, with the second by Commissioner Scheurich. It was voted upon and carried.

16-03-67(a)(b)(c) GTI Anderson Expansion, Anderson

Christina Collester, RTM Consultants, spoke as proponent. They had been working with Denise Fitzpatrick concerning the notification of the local building official. They had been unable to get a response, and upon contact with the local building official's office, were given a different address to use. The official responded that they wanted to use yet another address. The company makes small auto parts, and a delay will shut down the addition. Since there is a trail of emails from the official's office signifying that they were aware a variance had been filed, it was considered complete. Variance (a) was a request to allow a travel distance of 400 feet with the fully sprinklered building protected by ESFR sprinklers in certain areas and ELO sprinklers in the remainder of the building. ESFR sprinklers cannot be used in the high hazard areas of injection molding processes. Variance (b) was to omit the draft curtains between the ELO and ESFR systems. Variance (c) was to omit smoke and heat vents. Following discussion of the

sprinkler system request, Commissioner Brown moved to approve all three variances. Commissioner Von Deylen made the second. It was voted upon and carried.

16601 Hoops, Frankfort – incomplete

Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

Regular Variance

Chairman Hawkins called for any variances in the block vote to be called out. Commissioner Brown requested 16-03-01 Country Island School, Etna Green, and 16-03-16 Fairview Woodworking Addition, Shipshewana be called out for an individual vote. Melissa Tupper, RTM Consultants, requested that 16-03-06, Giordano's Pizzeria, Indianapolis, be called out for a correction. Commissioner Von Deylen called it out for individual consideration. Commissioner Mitchell noted he would be abstaining from voting on 16-03-48 Parmakon Compounding Building, Noblesville. Commissioner Von Deylen then moved to approve all remaining "A" and "B" variances, with the second by Commissioner Scheurich. It was voted upon and carried.

16641 Plasma Furnace Building for California Pellet Mill, Crawfordsville – incomplete

16657(a)(b) Illinois Street Apartments, Indianapolis – incomplete

16669(a)(b) Indiana Spine Hospital, Carmel - incomplete

Commissioner Von Deylen moved to table the incomplete A/B variances, with the second by Commissioner Brown. It was voted upon and carried.

The following variances were approved as submitted:

- (1) 16-03-02(a)(b) Extra Space Self Storage, Indianapolis
- (2) 16-03-04 The Olivia on Main, Carmel
- (3) 16-03-05 Superior Lofts Rooftop Construction, Ft. Wayne
- (4) 16-03-07 Purdue University Active Learning Center, West Lafayette
- (5) 16-03-08 Northview Middle School Renovation, Indianapolis
- (6) 16-03-10 Steuben County EDC Barn Remodel, Angola
- (7) 16-03-11(a)(b) Oxford Place Apartments, Indianapolis
- (8) 16-03-12 Indianapolis Museum of Art, Indianapolis
- (9) 16-03-13 Borders Office and Residence, Indianapolis
- (10) 16-03-14(a)(b)(c) University of Notre Dame Research Building, Notre Dame
- (11) 16-03-15 J.F. Wild Interior Renovation, Indianapolis
- (12) 16-03-17 McDonald's Crawfordsville North ACI, Crawfordsville
- (13) 16-03-18 Lawrence North High School Exterior Facilities, Indianapolis
- (14) 16-03-19 Canterbury Nursing and Rehab Center Remodel, Ft. Wayne

- (15) 16-03-48 Pharmakon Compounding Building, Noblesville
- (16) 16-03-52(a)(b) Energy Control Inc., Ossian
- (17) 16-03-53(a)(b) Planetarium Renovations, Indianapolis
- (18) 16-03-55 Lawrence Central High School Exterior Facilities, Indianapolis
- (19) 16-03-56 Abbeydell Convention Hall, West Baden Springs
- (20) 16-03-57 Artistry Phase III, Indianapolis
- (21) 16-03-58(a)(b)(c) Hampton Inn & Suites, West Lafayette
- (22) 16-03-62(a)(b) Phi Gamma Delta IU, Bloomington

Breaking and reconvening. Chairman Hawkins recessed the Commission at 10:27 a.m. It was called back to order at 10:40 a.m.

16-03-01 Country Island School, Etna Green
16-03-16 Fairview Woodworking Addition, Shipshewana

These variances had been called out for individual consideration. Commissioner Von Deylen moved to approve both, with the second by Commissioner Scheurich. It was voted upon and carried with one nay.

16-03-03(a)(b)(c) City-County Athletic Complex, Warsaw

Jeff Kumfer, SRKM Architecture, spoke as proponent. In variance (a), the existing building was being expanded with the addition of bleachers for the parents, a new soccer field and locker rooms. The facility is on a well, and does not wish to sprinkle the building or put in a fire separation wall between new and existing construction. Commissioner Von Deylen moved to table with the second by Commissioner Scheurich Variance (b) was to allow the building to be over area for Type V-B construction. They will use rated overhead doors instead, with an occupancy load of 100 per each side. The only rooms which do not have an exit directly to the exterior are the restrooms and a concession room, with a maximum travel distance of 80 feet from anywhere in the building. Following discussion, Commissioner Von Deylen moved to table to amend the application, with the second by Commissioner Jordan. It was voted upon and carried. Commissioner Von Deylen moved to table, with the second by Commissioner Jordan. It was voted upon and carried. Variance (c) was withdrawn by the proponent.

16-03-06 Giordano's Pizzeria, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. She had requested the variance be pulled from the block vote so that she could advise the Commission that all exhausts were also too close to the property line, not just the kitchen exhausts. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

16-03-20(a)(b)(c) New Lobby Addition for Emens Auditorium, Muncie

Dennis Bradshaw, FP&C Consultants, spoke as proponent. Variance (a) was to allow the existing lobby stair handrails to not comply with current code, and had been rated as a "B". Variance (b) was to allow the existing stair to not meet current rise and run requirements, and had also been given a "B" rating.

Variance (c) was to allow the building, already noncompliant with allowable area, to be further noncompliant with the addition. The new addition and the existing auditorium are to be sprinklered. Following discussion, Commissioner Von Deylen moved to approve all three variances, with the second by Commissioner Scheurich. It was voted upon and carried.

16-03-21 Cole Academy, Muncie

Cynthia Hunter, Pridemark Construction, and Tracy Narvas, Cole Academy, spoke as proponents. The request was to omit sprinklers only in the gym to be used for gymnastics and the gym to be used for cheerleading. Each gym would have an occupant load of 125, and would have additional egress doors with direct access to the exterior, and an egress door to the sprinklered lobby. The academy is a pre-engineered, metal building. Following discussion, Commissioner Brown moved to approve the omission of sprinklers in the gymnastic and cheerleading gyms only. Commissioner Von Deylen made the second. It was voted upon and carried.

16-03-22 NRC Modifications, Middlebury

Larry McCutchan, Progressive Engineering, spoke as proponent. The original building had been constructed in 1999. It was not sprinklered due to lack of water. The second building was constructed in 2003, separated by a 2-hour wall. The third building was added in 2006, separated by a 3-hour wall. A 2015 fire in the original building totaled it, but didn't damage the other buildings. Wishing to rebuild, the owner was told by Plan Review that the 3-hour wall was not compliant. The request was to allow the existing 3-hour fire wall, separating the existing building from the addition, to have two rated roll-up fire doors that exceed the allowable 25 percent of the length of the wall. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

16-03-23 St. Vincent Heather Glen Building II, Indianapolis

Derek Holman, RTM Consultants, spoke as proponent. The existing structure will be turned into suites, with an occupant load of less than thirty per suite. Code states that the corridors should be 1-hour rated, but the request was to allow the use of 1-hour fire partitions to divide the building into three areas. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

16-03-24(a)(b) New One-Bedroom Apartment, Franklin

Howard Smiley, Architectural Experience, and Nathan Sanburn, Pipestone Property Management, spoke as proponents. Variance (a) was a request to omit the sprinkler system. The existing building had 12"-16" thick brick separation walls which would make sprinklers difficult and expensive since there was no direct access to the lines due to existing construction. The second floor was separated from the commercial-use first floor by a 2-hour separation. The proponent had looked into sprinkler systems, and had been told they could not use a 13D system. When the Commission noted they were now allowed to be installed in Indiana, the proponent agreed to install the system. Variance (b) was to allow a 90 minute rated door in a 2-hour party wall which sits on the property line. The door is needed to enter the existing building on the second floor as a second exit, with both buildings being under the same ownership. This had been given a "B" by staff. Commissioner Brown moved to approve with the condition a 13D

sprinkler system be installed, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-03-25(a)(b) DePauw University Temporary Kitchen Facility, Greencastle

Ed Rensink, RTM Consultants, spoke as proponent. The request in variance (a) was to allow a temporary dining tent to be erected for 150 days during construction. The tent, which meets NFPA 701 flame criteria, will have no cooking, open flame or smoking allowed. This variance had been given a "B" rating by staff. Variance (b) was to allow two mobile structures, being used as the temporary kitchen facility, to be placed between two buildings for the 150 days of construction. The mobile structures are not a compliant distance from the DePauw Student Social Center and Asbury Hall. Following discussion, Commissioner Von Deylen moved to approve both variances, with the second by Commissioner Brown. It was voted upon and carried.

16-03-26 UFP Granger, Granger

Scott Wier, architect, and Rolf Nelson, facility manager, spoke as proponents. The existing facility treats wood with a water-based, non-flammable and non-combustible solution. The request was to allow the proposed addition to the existing building without sprinklering. The existing building and addition are single story, with additional exit doors and 60' clear space surrounding them. The wood to be treated is submerged in a vat containing the solution, set to the side for the excess liquid to drip off for 45 minutes, then moved to an outdoor storage area to await shipment. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried with one nay.

16-03-27 Indiana Health Center Kokomo, Kokomo

Ralph Gerdes, Ralph Gerdes Consultants, and Jason Birk, Halstead Architects, spoke as proponents. The request was to allow both the existing, unsprinklered building, without code-required 1-hour rated corridors, and the proposed addition to not comply with the required rated corridors. The building has a total of 7 exit locations, with a travel distance of 125 feet. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-03-28 KK Integrated Logistics, Troy

Larry Boeglin, Huntingburg Machine Works, spoke as proponent. The request was to omit the electronic supervision on the valves controlling the exterior fire protection underground loop water supply for the warehouse. There will be two switches which are monitored, and tamper switches on the valves which are not. The proponent suggested a road box be installed to disguise the valve to prevent tampering, and, when told it would remove the need for the variance, withdrew the variance.

16-03-29(a)(b)(c)(d) Forte, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was to allow exterior openings to exceed the 10% which is permitted. This was given a “B” staff rating. Variance (b) was to allow an NFPA 13R sprinkler system to be used in the 4-story plus basement podium building. This had been given an “A” staff rating. Variance (c) was to allow an area of refuge at each upper floor level landing in lieu of the standby generator for the elevator. This was given a “B” staff rating. Variance (d) was to allow the open parking garage to omit an automatic sprinkler system. The proponent noted that the first level was commercial and sprinklered. Following discussion, Commissioner Mitchell moved to approve all, with the second by Commissioner Jordan. It was voted upon and carried. Commissioner Von Deylen abstained.

16-03-30 Elkhart County Juvenile Detention, Goshen

Melissa Tupper, RTM Consultants, spoke as proponent. The existing building had housed both the jail and the juvenile detention facility. The jail section had been moved to new building, and the request was to allow the smoke detection and fire alarm system to not be maintained in their vacated portion of the building. The sprinkler system would be maintained. The life safety systems are to be maintained in the juvenile detection section of the building until they are moved to their new location. Following discussion, Commissioner Brown moved to grant the variance until June 30, 2017. Commissioner Furnish made the second. It was voted upon and carried.

16-03-31 Lilly Building K130-D Wing Ventilation Upgrade, Indianapolis

Ed Rensink, RTM, spoke as proponent. Also presenting were Tim Puls and David Berty, Eli Lilly and Company, and Ryan Behrle, Mussett Nicholas and Associates. The ventilation system for D-Wing of the building was being upgraded to provide cooling and regulate humidity, and involved the re-circulation of air. Because the processes in the building use flammable liquids in excess of the exempt amounts, re-circulation is not allowed by code. The rooms involving the liquids will be protected with lower explosive limit detectors which would close the re-circulation damper and provide 100% exhaust and 100% outside air mode when vapors reach 15-25% of the lower explosive limit. The area will also have an audible/visible LEL alarm to alert personnel of the activation. The building is sprinklered. Following discussion, Commissioner Furnish moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-03-32 Lilly Building K130 Existing Ventilation Systems, Indianapolis

16-03-33 Lilly K132 Ventilation Upgrade, Indianapolis

Ed Rensink, RTM Consultants, noted these variance applications were the same as 16-03-31. Commissioner Von Deylen moved to approve both, with the second by Commissioner Mitchell. It was voted upon and carried.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 11:56 a.m. It was called back to order at 1:03 p.m.

16-03-34 ID Casting Grinding and Finishing Building, Noblesville

Carrie Ballinger, RTM Consultants, spoke as proponent. The request was to allow the addition to be unlimited area, with the required 60' side yards, while the original building does not have 60' along the scrap bay, having only 45' side yard. This side is adjacent to a quarry. The addition will be sprinklered except for the melting and pouring areas. These will not be sprinklered. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried. Commissioner Mitchell abstained.

16-03-35 GearBox, Muncie

Carrie Ballinger, RTM Consultants, spoke as proponent. Chapter 34 is being used to convert an existing warehouse into a mixed use building. It is Type IIB construction, fully sprinklered, and each tenant will have their own exit to the exterior. The request is to permit a score of 0 instead of the -23.8 using the allowable area formula. Each tenant space will have its own exit. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Brown. It was voted upon and carried.

16-03-36(a)(b) Family Fun Center, McCordsville

Tim Callas, J&T Consulting, spoke as proponent. An A-2 occupancy will be moving into an existing building. Variance (b) was a request to allow an existing 2-hour area separation wall which is not structurally independent, to act as a 2-hour fire wall in the Type V-B construction building. It would allow the space to be considered two areas to meet height and area requirements. Variance (a) was to omit the sprinkler system. The proponent felt that with only a concession stand and no kitchen, this was an A-2 occupancy and should not be called out to sprinkle per Plan Review. Following discussion, Commissioner Von Deylen moved to approve with the condition that the building is never to be added onto. The second was made by Commissioner Richard. It was voted upon and carried.

16-03-37(a)(b) ISU College of Health and Human Services, Terre Haute

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was to allow the mechanical penthouse to exceed the roof area by approximately one-half. This had been given an "A" in staff review. Variance (b) was to allow the partial basement stair to not exit directly to the exterior. A second enclosed stair discharges through a 2-hour fire wall into the gym portion of the building, while the exit access stair leads to the main exit on the first floor of the addition. The exits are on opposite side of the fire wall. Both addition and existing building are sprinklered with an NFPA 13 system. Following discussion, Commissioner Von Deylen moved to approve both, with the second by Commissioner Richard. It was voted upon and carried.

16-03-38(a)(b) Catalyst Marketing, Ft. Wayne

Carrie Ballinger, RTM Consultants, spoke as proponent. Variance (b) had been given an "NVR" rating by staff. The attics, which had never been converted from an unused space, were now being converted to office space. The request was to be allowed to use Rule 13 to change the space. Following discussion, Commissioner Von Deylen moved no variance required, with the second by Commissioner Scheurich. It was voted upon and carried. Variance (a) was to allow a single exit access stairway from the third floor

office space being created from the attic area. Following discussion, Commissioner Von Deylen moved to approve with the condition that egress windows are installed in the third floor windows. Commissioner Richard made the second. It was voted upon and carried with one nay.

16-03-39 Vida Nueva Church of God, South Bend

Carrie Ballinger, RTM Consultants, spoke as proponent. An existing warehouse was being converted to a church. The request was to allow a non-structurally independent 4-hour fire wall to be used to separate the warehouse into fire areas for a Chapter 34 evaluation. The wall, a 12" brick exterior wall, is a load bearing wall. Following discussion, Commissioner Von Deylen with the condition that 10' of Type-X drywall be installed under the wood deck between the joists on the "bathroom side" of the wall. Commissioner Hite made the second. It was voted upon and carried.

16-03-40 Addition and Renovation to Goshen Middle School, Goshen

Dennis Bradshaw, FP&C Consulting, spoke as proponent. A natatorium and concrete grandstand addition had been made to the school. The front cross aisle did not have a compliant width of 48", measuring 45", and the last step of five side aisles protrude into the clear space, reducing it to 33". The building is sprinklered per NFPA 13, and the bottom steps of the aisle stairs will be painted a contrasting color to increase visibility. The handrails which are to be installed in the aisles will extend to the end of the bottom step as well. Following discussion, Commissioner Brown moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-03-41(a)(b)(c) Menards Indianapolis South Warehouse, Indianapolis

Brian Hilderman and Tyler Edwards, Mendards, spoke as proponents. Variance (a), a request to omit a mop sink, water fountain and eye station in a warehouse used to store lumber and steel siding, had been given an "A" by staff. Commissioner Von Deylen moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried. Commissioner Hite abstained. Variance (b) was a request to omit 2 of the 3 required fire access doors along the back wall of the warehouse since the rear of the building doesn't face the fire hydrants. It would also reduce the amount of space for product display. The hydrant is to the front of the structure. Variance (c) was to omit the 20' wide fire access road all around the warehouse. The building is open on 3 sides, and has overhead sprinklers for the rack storage. Following discussion, Commissioner Mitchell moved to approve both (b) and (c), with the second by Commissioner Brown. It was voted upon and carried. Commissioner Hite abstained.

16-03-42(a)(b) Barnes & Thornburg Mechanical Room, Indianapolis

Ed Rensink, RTM Consultants, spoke as proponent. Variance (a) was a request to allow the use of a 2-story section of the abandoned boiler flue between the new infill mechanical room on the roof of the second floor and the existing basement level for a duct and pipe chase. The in-fill mechanical room will house the air handler and duct work, and electrical panels serving the unit and other mechanical equipment for the building ventilation systems. Variance (b) was to allow a mechanical room of unprotected steel to be added to the roof of the second floor in-fill for an air handling unit, duct work and electrical panels. The floor under the infill is a 2-hour rated concrete floor and the area is sprinklered. Following discussion, Commissioner Von Deylen moved to approve both (a) and (b), with the second by Commissioner Mitchell. It was voted upon and carried.

16-03-43 Greenfield Professional Center TI: Hancock Counseling, Greenfield

Melissa Tupper, RTM Consultants, spoke as proponent. Also speaking was Ed Rensink, RTM Consultants. An existing office space with non-rated corridors will be doing two tenant build-outs. The request was to allow new corridor walls and doors, as part of the tenant build-outs, to be non-rated construction. A manual fire alarm system and smoke detection system in the common corridor will be provided. Travel distance is 102 feet. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

16-03-44 Trader Joe's Castleton Point, Indianapolis

Melissa Tupper, RTM Consultants, spoke as proponent. The tenant is expanding into a neighboring tenant space in the existing building. The request is to permit the existing 2-hour separation wall to be relocated in lieu of constructing a new 2-hour structurally independent fire wall to separate the space. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-03-45 Regions Tower Exterior Column Reclad, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to allow the use of moisture resistant OSB on the exterior columns to hold the metal panels instead of the fire resistant OSB. The columns are free standing and not part of any exterior or interior wall assembly. Following discussion, Commissioner Jordan moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried. Commissioner Von Deylen abstained.

16-03-46 Center Grove High School, Greenwood

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to allow a music addition to the existing structure, already in noncompliance for allowable area, without providing a 4-hour structurally independent fire wall between new and existing construction. The school currently has 2 4-hour fire barriers which will remain. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried.

16-03-47(a)(b) Classroom Addition to Henry Burkhart Elementary, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a) was to allow a sprinklered addition to not rate corridors up to an existing 2-hour fire barrier. This was given a "B" rating by staff. Variance (b) was to omit a 4-hour structurally independent fire wall and use the existing 2-hour fire barrier to separate the addition and existing construction. The addition will be sprinklered up to the fire barrier, and the existing smoke detection and fire alarm system will be extended into the new addition. Following discussion, Commissioner Brown moved to approve both, with the second by Commissioner Jordan. It was voted upon and carried.

16-03-49 Blue Heron Storage Condominium Building A, Syracuse

Mike Christoffersen, Architectural Design, spoke as proponent. The storage units are for the use of the condo owners for storage of cars, RVs, boats, and other personal items. Some will be semi-heated to protect contents from damage. The code requires restrooms in storage buildings when they are heated. The request is to not provide the restrooms, since the units are for storage only and not regular occupancy. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Furnish. It was voted upon and carried.

16-03-50(a)(b) Classroom Additions to Glenns Valley, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Variance (a) was to allow an addition to the cafeteria and two separate unsprinklered classrooms to be added to an existing unsprinklered building without providing a fire barrier or fire wall. An existing smoke alarm and fire alarm system will be maintained. Following discussion, Commissioner Scheurich moved to approve, with the second by Commissioner Mitchell. It was voted upon and carried with one nay. Variance (b) is to permit the additions to put the school into non-compliance with allowable area requirements. Following discussion, Commissioner Richard moved to approve with the second by Commissioner Hite. It was voted upon and carried with one nay.

16-03-51 IMS Grandstands Renovation, Speedway

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. The request was to omit the heat detectors that are used to initiate elevator recall due to the outdoor conditions. There are no ceilings upon which to mount the detectors. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

(a)16-03-54 33 Brick Street, French Lick

(b)16-03-65 33 Brick Street, French Lick

Tom Schroeder, Schroeder & Associates, spoke as proponent. The owner of the 1904 building in the historic district of French Lick had tried to have the building sprinklered, and three contractors said they would install sprinklers in the building but would not hook it up to the water due to no access, and the structure is standing over the existing domestic piping, telephone lines and electrical lines. There is only a ¾" domestic water line. He had passed a Chapter 34, checking to see if the sprinklers were necessary. The proprietor is leasing to buy the property, and had bought the neighboring lot for a planned expansion. The owner of the 33 Brick Street building had purchased a one foot strip of land to have ownership of the party wall. Following a lengthy discussion, Commissioner von Deylen moved to approve both provided that the variance is attached to the current occupant of the building which is W. T. Realty. Commissioner Furnish made the second. It was voted upon and carried with one nay.

Breaking and reconvening. Chairman Hawkins recessed the Commission at 2:46 p.m. It was called back to order at 2:56 p.m.

16-03-59 Wabash Valley Community Foundation, Terre Haute

Dennis Bradshaw, FP&C Consultants, spoke as proponent. A renovation of a non-sprinklered, existing office building with non-rated corridors will not include rated corridors in the addition. A smoke detection system and a fire alarm system will be provided. There will be 3 exits from the building, each serving less than 30 occupants based on calculated occupant loads. Following discussion, Commissioner Von Deylen moved to approve, with the second by Commissioner Scheurich. It was voted upon and carried.

16-03-60 Wayside Inn, North Vernon

Colleen Malone, Director, and Walter Knaepple, Fire and Building Code Enforcement, spoke as proponents. An existing structure is currently being used as a shelter for those in need of temporary housing, as well as a food pantry, clothing distribution point and to provide other services which are needed in the community. They were advised that there were several non-compliant issues which needed to be corrected, and had filed for a change to a residential use and CDR to address compliance issues. The request is to be allowed to occupy the residential portion of the facility during the construction, exceeding the 30 day residency which code allows. The local fire officials had been working with the owner, and did not object to the variance, and letters of support from many other organizations and agencies were submitted. The fire department did request that a nightly email be sent listing the occupants by age and gender for that night. Following discussion, Commissioner Furnish moved that the variance would be valid until September 1, 2016, they must meet the requirements of 675 IAC 12-4-11(f), and a nightly email listing occupants by age and gender to be sent to the local fire official. Commissioner Von Deylen made the second. It was voted upon and carried.

16-03-61 Garvin Industrial Park, Evansville

Roger Lehman, RLehman Consulting, spoke as proponent. Also presenting was Chief Fire Marshal Grimm, Evansville Fire Department. The sprinkler system had been tested and found to be faulty, leaking faster than it could be repaired. The request was to be allowed to abandon in place the sprinkler system in the upper level, and maintain on the lower level in the occupied areas. The local fire department and the owner had been working together, and had reached an agreement to allow the owner to keep operating while repairing and maintaining the sprinkler system on the lower level. A copy of the agreement had been submitted to the Commission. Following a lengthy discussion, Commissioner Richard moved to approve based on the items listed in the agreement at the meeting, with the second by Commissioner Furnish. The agreement was: Disconnect and abandon in place upper level dry sprinkler system by 09/01/16. Re-establish and maintain monitoring of remaining systems. Maintain existing tenants and occupancies. Any new tenants will be limited to B, S2 or F2 occupancies, other occupancies will comply with all current codes including but not limited to required fire area separations and/or fire sprinkler protection. No increased occupancy on upper level without approval of EFD. Upper level will be protected by beam smoke detectors. Remove all heads on all lower level sprinkler systems by

03/01/18. Owner desires to have option of upgrading one or more of the main level 14 risers systems to wet systems and will comply with NFPA 13 and 25 for those systems. Will be filed with Plan Review as they are upgraded. If lower level systems are determined to be non-salvageable, visible piping will be removed when space is vacated and prior to re-occupancy. Spaces with current occupancies and future occupancies other than B, S2 or F2, and with sprinkler systems that are found non-salvageable will be protected by smoke detection and alarm system that will notify central station and will activate horn strobe device in the tenant space and adjacent spaces. Commissioner Hite moved to revoke the original variance, #10-02-14, due to the inability to repair and maintain the system, with the second by Commissioner Mitchell. It was voted upon and carried.

16-03-63 Harold Gunn Pavilion, Boonville

No proponent was available for questions. Commissioner Richard moved to table, with the second by Commissioner von Deylen. It was voted upon and carried.

16-03-64 Vroom, Whitestown

Melissa Tupper, RTM Consultants, spoke as proponent. Also present was Sam Hurt, The Engineering Collaborative. An unlimited area industrial building of IIB construction is being renovated. It is used for servicing, detailing, and storing vehicles until they are sold. When the mechanical ventilation system was looked at, the code used was for a parking garage. The vehicles are not moved in and out frequently as they would be in a regular parking garage, and nothing in the mechanical system fits this type of use. The request is to allow the reduction of the required rate from 0.75 cfm/sf to 0.25, using the same required CO₂ and NO₂ sensor controls per IMC Section 404.1.2. Following discussion, Commissioner Mitchell moved to approve, with the second by Commissioner Jordan. It was voted upon and carried.

16652(a)(b)(c) Doubletree Hotel & Convention Center, Evansville - incomplete

16654(a)(b)(c) Evansville Doubletree Parking Garage, Evansville - incomplete\

Both variance applications were incomplete. Commissioner Von Deylen moved to table, with the second by Commissioner Mitchell. It was voted upon and carried.

16660(a)(b)(c)(d)(e)(f) PGI Convention, LaPorte – incomplete

John Brooke, attorney, spoke as proponent. He explained that the local building official could not open the link to the notification. He had told her he would request that the application be tabled and send her the application again. Commissioner Von Deylen moved to table, with the second by Commissioner Mitchell. It was voted upon and carried.

16671 Geiger Tank, Markle – incomplete

The application was incomplete and ineligible to be heard. Commissioner Von Deylen moved to table, with the second by Commissioner Scheurich. It was voted upon and carried.

16-03-66 Elephant Building Indianapolis Zoo, Indianapolis

Ralph Gerdes, Ralph Gerdes Consultants, spoke as proponent. Also present was Phil Isom, Safety Director of the Indianapolis Zoo. Due to a change in policy at the Zoo which prohibits the handlers from touching the elephants, a change in procedure to clean stalls has been established. To comply with the policy, electronic gates will be installed in the staff corridor to facilitate movement of the elephants, temporarily locking a staff member in the corridor without a readily available exit. He can control the electronic gates from his position should an emergency arise. Following discussion, Commissioner Richard moved to approve, with the second by Commissioner Von Deylen. It was voted upon and carried.

16-03-68 Tap House 24, Greencastle

Gerard Skibinski, Odle McGuire Shook, spoke as proponent. An existing building, with tight floor-to-floor heights already in place, will not fully comply with ceiling height requirements. Due to existing structural beams in three locations, the height will be 6'6", and three rooms, due to the bridge level, will have a 7'0" height. The first floor and basement of the building are being completely renovated, with new mechanical, plumbing, electrical, sprinkler and fire alarm systems. Following discussion, Commissioner Brown moved to approve with the condition that warnings of low ceiling height be posted in these areas. Commissioner Furnish made the second. It was voted upon and carried.

7. Discussion and Possible Commission Action on Petition for Review

Metropolitan School District of Pike Township
Order – Fire and Building Code Enforcement

Commissioner Mitchell moved to grant the petition for review, with the second by Commissioner Furnish. It was voted upon and carried.

8. Discussion and Possible Commissioner Action

Westfield Washington Schools
Administrative Cause No. DHS-1528-FPBSC-022
Notice of Non-Final Order

Commissioner Mitchell moved to affirm the Notice of Non-Final Order, with the second by Commissioner Hite. It was voted upon and carried.

Jake's Fireworks, Ind.
Administrative Cause No. DHS-1515-FPBSC-010
Notice of Non-Final Order

Chairman Hawkins led a discussion of "grandfathering" as it applied to this case. The owner had been "grandfathered" at one point, but had not applied for a permit one year, thereby voiding his grandfather status per enforcement staff. He had appealed since he had not violated any of the restrictions called out in the grandfathering statute, and it was found that the penalty imposed was a departmental policy and not one found in the code. Following discussion, Commissioner Brown moved to affirm, with the second by Commissioner Furnish. It was voted upon and carried.

9. Comments

Chairman Hawkins noted that the Commission had heard 104 variances, and thanked staff for organizing it. Wishing everyone a safe trip home, he had no further comments.

10. Adjournment

Chairman Hawkins closed the meeting at 4:03p.m.

Approved: _____
John Hawkins, Chairman